

Frankfort/Franklin County
Planning Commission

October 18, 2007
5:30 P.M.

Chairman Dwayne Cook, Presiding

Chairman Dwayne Cook called the meeting to order.
Recording Secretary Dianna Rogers called the roll.

Members Present: Patti Cross
Charles Booe
Charles Stewart
Keith Lee
David Garnett
Darrell Sanderson
Dwayne Cook

Members Absent: Sherron Jackson
Annie Metcalf
Joel Schrader
Vickie Sewell

There being a quorum, the meeting proceeded.

The first item of business was approval of the minutes of the meeting of September 13, 2007. Mr. Garnett made a correction to page 7, paragraph 3, first sentence. The sentence was corrected to say "Mr. Garnett asked if the BUILDING BACKSIDE would appear on...". A motion was made by Mr. Garnett and seconded by Mr. Sanderson to approve the minutes with the correction being made. The motion carried unanimously.

A motion was made by Mr. Lee to approve the following bills for payment:

Dianna Rogers – PC/9/13/07 Secretarial	\$ 300.00
Dawn McDonald – BZA/9/11/07 Secretarial	75.00
Edwin Logan – PC/August - \$550	
Edwin Logan – BZA/August - \$700	1,250.00
State Journal – Advertising	119.94
McNamara & Jones – Refund on Dev Plan App	60.00
Entran – Traffic Study/General Studies	665.17
Sign Crafters – Refund/Variance/Modification	370.00

The motion was seconded by Mr. Booe and carried unanimously.

There were no Reports of Officers, Standing Committees or Special Orders.

Under Reports of Special Select Committees, Mr. Garnett stated there would be a meeting of the Transportation Committee for the Comprehensive Plan Update held on October 24 at 6:00 PM in the County Building.

Under Staff Items, Mr. Robert Hewitt, County Planning Director, introduced Mr. Eric Cockley, the new Staff Planner.

Also under Staff Item, Mr. Gary Muller, City Planning Director, stated Michael Wilson wanted a determination on JLUS and if the Planning Commission would be sponsoring the study. Mr. Garnett asked if action could be taken as the request had not been noticed. Mr. Edwin Logan, Commission Attorney, stated the item needs to be advertised. It was determined the item would be placed on the November agenda.

The first item of new business was a request, in accordance with Article 4, Section 4.248(G) Central Business District Sign Regulations, to allow the internal illumination of a sign on Main Street – being a reproduction of an original theater sign for the property located at 308 St. Clair Street/310-312 West Main Street.

Mr. Charles Stewart recused himself from participation regarding this request.

Mr. Bill Cull, 210 Washington Street, President – Save The Grand, was present. He stated for the last five years they have been working to restore the facility and they are quite close now.

Mr. Cull stated the purpose of the request for the waiver is to reproduce, in large part, an illuminated sign that was placed on the Grand Theatre in 1941. He stated a copy of the original illuminated Main Street sign is shown on attached Exhibit A. He stated the proposed sign is shown on Exhibit B. He stated the proposed sign is slightly smaller to provide proper symmetry and there will be four panels instead of five panels.

Mr. Cull stated they were asking to internally illuminate the Grand Theatre fan with painted graphic and coming attractions panel above the lockable glass backlit cases. He stated they are willing to do this using backlighting and eliminating any actual marquee bulbs with non-shielded light. He stated they would use LED and no neon for backlighting. He added no bulbs will be directly visible to the public and they were agreeable to turning off the lights as indicated in the staff report.

Mr. Cull stated due to installation complexity of the sign and the fact that a steel beam was installed when the brick wall was removed in 1960's and this steel beam would stay, they were asking they be allowed to project from the exterior wall by up to six inches. He stated in the event the construction allows a lesser projection, they would reduce the six inches to the least possible projections. He stated he did not believe it was possible to agree to three inches at this time having consulted with the architects and sign contractors for the project.

Mr. Gary Muller, City Planning Director, asked what kind of lettering would be used. Mr. Cull stated the "coming attractions" would have Plexiglas lit from behind. He stated the fan portion of the sign would be painted white with translucent Plexiglas. Mr. Muller stated for Grand Theatre he would like channel letters backlit. Mr. Garnett asked how Mr. Muller felt about Mr. Cull's letter describing the request. Mr. Muller stated if the letters are channel and backlit and there is no neon he had no problem with it. Mr. Muller stated he had asked Public Works about the projection of the sign. He stated Bob Tillett, Public Works, indicated it was not a problem. Mr. Sanderson stated he felt a structural engineer could make it work and recess it.

There was no one in the audience to speak in favor or in opposition to the request.

A motion was made by Mr. Garnett to approve the request of the applicant with staff conditions 2, 3 & 4 being met and further stipulated The Grand Theatre Coming Attractions be channel letters, backlit and no neon. He further added the display box be recessed flush with the wall and if that is not feasible the applicant come back to the Planning Commission and the upper portion of the sign conform with those standards not to exceed 12 inches. The motion was seconded by Ms. Cross. Those voting in favor of the motion: Ms. Cross, Mr. Booe, Mr. Garnett, Mr.

Sanderson, Mr. Cook. Voting against the motion was Mr. Lee. The motion carried.

The next item of business was a request, in accordance with the City's Zoning Regulations, Article 13, Section 13.17.1.C and Section 13.21, Sign Crafters, Inc., on behalf of Wal-Mart Stores, Inc., requesting approval of an amended sign package plan for the Wal-Mart Supercenter Development. The master plan includes reducing the former signage from 24 signs at a total of 1084.14 square feet to 20 signs with a total of 833.98 square feet. The property is located at 300 Leonardwood Drive.

Ms. Kim Schroder, Co-manager of Wal-Mart, was present and stated Wal-Mart was in agreement with the staff report recommendations. She stated they wanted to get the signage back up on the building. She stated the new signage would direct customers to the various services they have.

Mr. Gary Muller, City Planning Director, stated he had no changes to the staff report. He requested the staff report be entered into the record.

There was no one in the audience to speak in favor or in opposition to the request.

A motion was made by Mr. Lee to approve the request with all staff conditions being met. The motion was seconded by Ms. Cross and carried unanimously.

The final item of business was a public hearing request from the City of Frankfort and the Franklin County Planning Staffs for approval of text amendments to the following sections of the Frankfort and Franklin County subdivision and Development Plan Regulations:

- a. Sections 1.15.00 – subsections 1.15.01 and 1.15.02 and Section 7.11.00 – subsection 7.11.02 and 7.11.03 – amendment of regulations. Generally to add the Subdivision Update Committee as an authorized entity to initiate amendments to the textual provisions of the regulations and amendments to the Urban, Suburban or Rural Area Map.

- b. Sections 2.03.02, 3.03.02 and 4.03.02 Design Standards – Thoroughfares and Neighborhood Streets. Generally to accept the American Association of State Highway and Transportation Officials (AASHTO) road design standards (pavement design and construction standards; radius of intersections-horizontal curves-vertical curves; and grade slopes) for Thoroughfares and Neighborhood Streets with the Urban, Suburban and Rural development area.
- c. Part 2, Figure 2.11 and Part 3, Figure 3.11 – General Illustration of Underground Utility Locations within or Adjoining Street Right-of-way. Generally to remove conflicting text concerning utilities to be installed in easements and/or rights-of-ways.
- d. Section 7.05.03.B, 7.05.04 The Review Process for Preliminary Plats, Section 7.08.06 – Review Process for Minor Plats and Section 7.09.05 – Review Process to remove the 5-day petition period relating to approval of plat and development plans.
- e. Section 2.03.07.D – including Figure 2.10; Section 3.03.07.D including Figure 3.10; Section 4.03.07.D including Figure 4.6 – Emergency Vehicle Access and Sections 2.03.09, 3.03.09, and 4.03.09 to amend the design standards of an emergency vehicle access and the width of the raised median required for driveways that have more than 2 lanes.

Mr. Gary Muller, City Planning Director, stated he had a correction and stated section e should have added “other than I-64” added to the text. Mr. Robert Hewitt, County Planning Director, stated he had no changes to his staff report. Mr. Edwin Logan requested the staff reports be entered in lieu of additional testimony. Mr. Muller and Mr. Hewitt stated section b was being withdrawn for some language changes as requested by the City and County Engineers.

There was no one in the audience to speak in favor or in opposition to the request.

A motion was made by Mr. Garnett and seconded by Mr. Lee to close the public hearing. The motion carried unanimously.

A motion was made by Mr. Garnett and seconded by Mr. Lee to adopt the staff reports, as amended, in lieu of a summary. The motion carried unanimously.

A motion was made by Mr. Garnett to adopt amendments a, c and e as submitted, with corrections and recommend approval to the City and County governing bodies. The motion was seconded by Mr. Lee. Those voting in favor: Ms. Cross, Mr. Booe, Mr. Stewart, Mr. Lee, Mr. Garnett and Mr. Cook. Voting against the motion was Mr. Sanderson. The motion carried.

Mr. Garnett requested the Commission place the discussion regarding the PSC water line through Franklin County on the agenda next month.

A motion was made by Ms. Cross and seconded by Mr. Sanderson to adjourn. The motion carried unanimously.

Chairman Dwayne Cook

Recording Secretary Dianna Rogers

